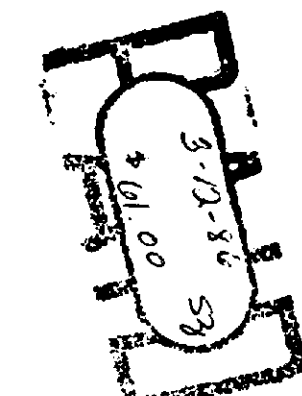


MAP 11-224
E.C. 10
DATE 1-15-87
200
1000
DP 11

Charles R. Serio, Jr., et ux
S/S Lochwynd Court, 530' W of the
c/l of Highland Ridge Drive
(5 Lochwynd Court)
10th Election District
Cockeysville, MD 21030

86-355-A
228



86-355-A
228



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 13, 1986

Mr. and Mrs. Charles R. Serio, Jr.
11 Sugar Tree Place
Cockeysville, MD 21030

RE: PETITION FOR VARIANCE
S/S of Lochwynd Court, 530'
W of the centerline of High-
land Ridge Drive
(5 Lochwynd Court) -
10th Election District
Charles R. Serio, Jr., et ux,
Petitioners
Case No. 86-355-A

Dear Mr. and Mrs. Serio:

I have this date passed my Order in the above captioned matter in accord-
ance with the attached.

Very truly yours,

Jan M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:tg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE
S/S of Lochwynd Court, 530'
W of the centerline of High-
land Ridge Drive
(5 Lochwynd Court) -
10th Election District
Charles R. Serio, Jr., et ux,
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-355-A

The Petitioners herein request a side yard setback of 43 feet in lieu of
the required 50 feet.

Testimony by the Petitioner indicated that the Highlands of Hunt Valley
community restrictions require both 1200 square feet of living space on the
first floor and a two-car garage to be entered from the side. To the rear of
the dwelling there are large trees as well as a severe slope thereby eliminating
the possibility of increasing the depth of the house. There were no protes-
tants.

After due consideration of the testimony and evidence presented, and it ap-
pearing that strict compliance with the Baltimore County Zoning Regulations
(BCZR) would result in practical difficulty and unreasonable hardship upon the
Petitioners, and the granting of the variance requested would not adversely af-
fect the health, safety, and general welfare of the community, and, therefore,
the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore
County, this 13th day of March, 1986, that the herein Petition for Vari-
ance to permit a side yard setback of 43 feet in lieu of the required 50 feet,
in accordance with the plan submitted and filed herein, is hereby GRANTED from
and after the date of this Order.

ORDER RECEIVED FOR FILING
DATE March 19 1986
BY [Signature]

JMH:tg

Jan M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is
described in the description and plat attached hereto and made a part hereof, hereby petition for a
Variance from Section 103.3 (1A00.3B.3) to permit a side yard setback of
43 feet in lieu of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the
following reasons: (Indicate hardship or practical difficulty) Due to heavy tree line of large
trees on the top southern line of property, it is necessary to build to an additional
width in order to achieve the 2600 sq. ft. home of the community restrictions. The
large trees are too close to the front line (north) to build to extra depth and
more narrow width for the required 2600 sq. ft. Also the tree line serves to block
the view of the golf course parking lot & lends a very pleasant setting for the
other home & general area appearance.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this
petition, and further agree to and are to be bound by the zoning regulations and restrictions of
Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm,
under the penalties of perjury, that I/we
are the legal owner(s) of the property
which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s): Charles R. Serio, Jr.

(Type or Print Name)

Signature

Address

City and State

11 Sugar Tree Place

1154 HARBOR TREET DR. 628-0666

Cockeysville, MD 21030 Phone No.

City and State

Name, address and phone number of legal owner, con-
tract purchaser or representative to be contacted

Name

Address

City and State

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of
February, 1986, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 12th day of March, 1986, at 9:30 o'clock
A.M.

Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE

10th Election District

LOCATION: South Side of Lochwynd Court, 530 feet West of the
Centerline of Highland Ridge Drive (5 Lochwynd Court)

DATE AND TIME: Wednesday, March 12, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a side yard setback of 43 feet
in lieu of the required 50 feet

DESCRIPTION

Beginning on the south side of Lochwynd Court, 50' wide, at the distance
of 530' west of the centerline of Highland Ridge Drive being Lot #3 in
the subdivision of the Highlands of Hunt Valley. E.H.K., Jr. 39 - Folio 77.

Also known as #5 Lochwynd Court in the 10th Election District.

RE: PETITION FOR VARIANCE
S/S Lochwynd Ct., 530'
W of c/l of Highland
Ridge Dr. (5 Lochwynd
Ct.), 10th District
CHARLES R. SERIO, JR.,
et ux, Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-355-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the
above-captioned matter. Notices should be sent of any hearing dates or
other proceedings in this matter and of the passage of any preliminary
or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

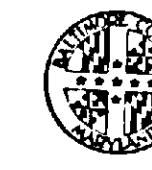
Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of February, 1986, a copy
of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Charles R.
Serio, 11 Sugar Tree Place, Cockeysville, MD 21030, Petitioners.

Being the property of Charles R. Serio, Jr., et ux, as shown on plat
plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued
within the thirty (30) day appeal period. The Zoning Commissioner will, however,
entertain any request for a stay of the issuance of said permit during this period
for good cause shown. Such request must be received in writing by the date of the
hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 5, 1986

Mr. Charles R. Serio, Jr.
Mrs. Virginia M. Serio
11 Sugar Tree Place
Cockeysville, Maryland 21030

RE: PETITION FOR ZONING VARIANCE
S/S Lochwynd Ct., 530' W of the c/l Highland
Ridge Dr. (5 Lochwynd Ct.)
10th Election District
Charles R. Serio, Jr., et ux - Petitioners
Case No. 86-355-A

Dear Mr. and Mrs. Serio:

This is to advise you that \$61.00 is due for advertising
and posting of the above property. This fee must be paid before an
Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON
THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by
this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit
to the Office of Finance - Revenue Division, County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018534

DATE 3/12/86 ACCOUNT 86-355-A-003

Sign and Post Returned 3/12/86

AMOUNT \$ 61.00

RECEIVED FROM Charles R. Serio

FOR Advertising & Posting re Case #86-355-A

B 8634*****010000 6126

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 19, 1986.
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 19, 1986.

TOWSON TIMES,

18 Kentish
Publisher

31.00

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 20, 1986.
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 20, 1986.

THE JEFFERSONIAN,

18 Kentish
Publisher

Cost of Advertising

~~22.00~~
24.75

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 10th
Posted for: *Verisec*
Petitioner: *Charles R. Serio, Jr., et ux*
Location of property: *S/S Lochwynd Ct., 530' W of Highland Ridge Dr., Cockeysville, Md.*
Location of Sign: *Verisec, Lochwynd Ct., 530' W of Highland Ridge Dr., Cockeysville, Md.*
Remarks:
Posted by: *[Signature]*
Number of Signs: 1
Date of Posting: 2/19/86
Date of return: 2/20/86

Case No. 86-355-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 4th day of February, 1986.

[Signature]
Arnold Jablon
Zoning Commissioner

Petitioner: Charles R. Serio, Jr., et ux
Attorney: *[Signature]*
Received by: *[Signature]*
Chairman, Zoning Plans Advisory Committee

Mr. Charles R. Serio, Jr.
Mrs. Virginia M. Serio
11 Sugar Tree Place
Cockeysville, Maryland 21030

February 7, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
S/S Lochwynd Court, 530' W of the c/l
Highland Ridge Drive
(5 Lochwynd Court)
4th Election District
Case No. 86-355-A
TIME: 9:30 a.m.
DATE: Wednesday, March 12, 1986
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 016143
DATE: 12/15/85 ACCOUNT: R-01-115-1000
AMOUNT: \$ 35.00
RECEIVED FROM: *[Signature]*
FOR: *[Signature]*
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: February 14, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-349-SpA, 86-350-A, 86-351-XA, 86-354-XSpH, 86-355-A, 86-356-A, 86-357-A, and 86-358-A

There are no comprehensive planning factors requiring comment on these petitions.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 14, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. and Mrs. Charles R. Serio, Jr.
11 Sugar Tree Place
Cockeysville, Maryland 21030

RE: Item No. 228 - Case No. 86-355-A
Petitioners - Charles R. Serio, Jr., et ux
Variance Petition

Dear Mr. and Mrs. Serio:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

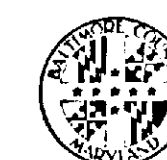
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 16, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

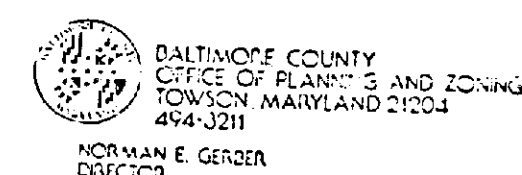
Item No. -2AC- Meeting of December 17, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 192, 222, 223, 227 (228) and 229.

[Signature]
Michael S. Flanagan
Traffic Engineer Associate II

MSF/bld



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

FEBRUARY 13, 1986

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ The property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended development Plan was approved by the Planning Board on 1/14/86.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council.

cc: James Howell

Eunice A. Bobb
Chief, Current Planning and Development



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

December 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Charles R. Serio, et ux

Location: S/S Lochwynd Court, 530' W of centerline of Highland Drive

Item No.: 228 Zoning Agenda: Meeting of December 17, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle head end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

January 16, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 228 Zoning Advisory Committee Meeting are as follows:

Property Owner: Charles R. Serio, et ux
Location: S/S Lochwynd Court, 530' W of c/l of Highland Drive
District: 10th.

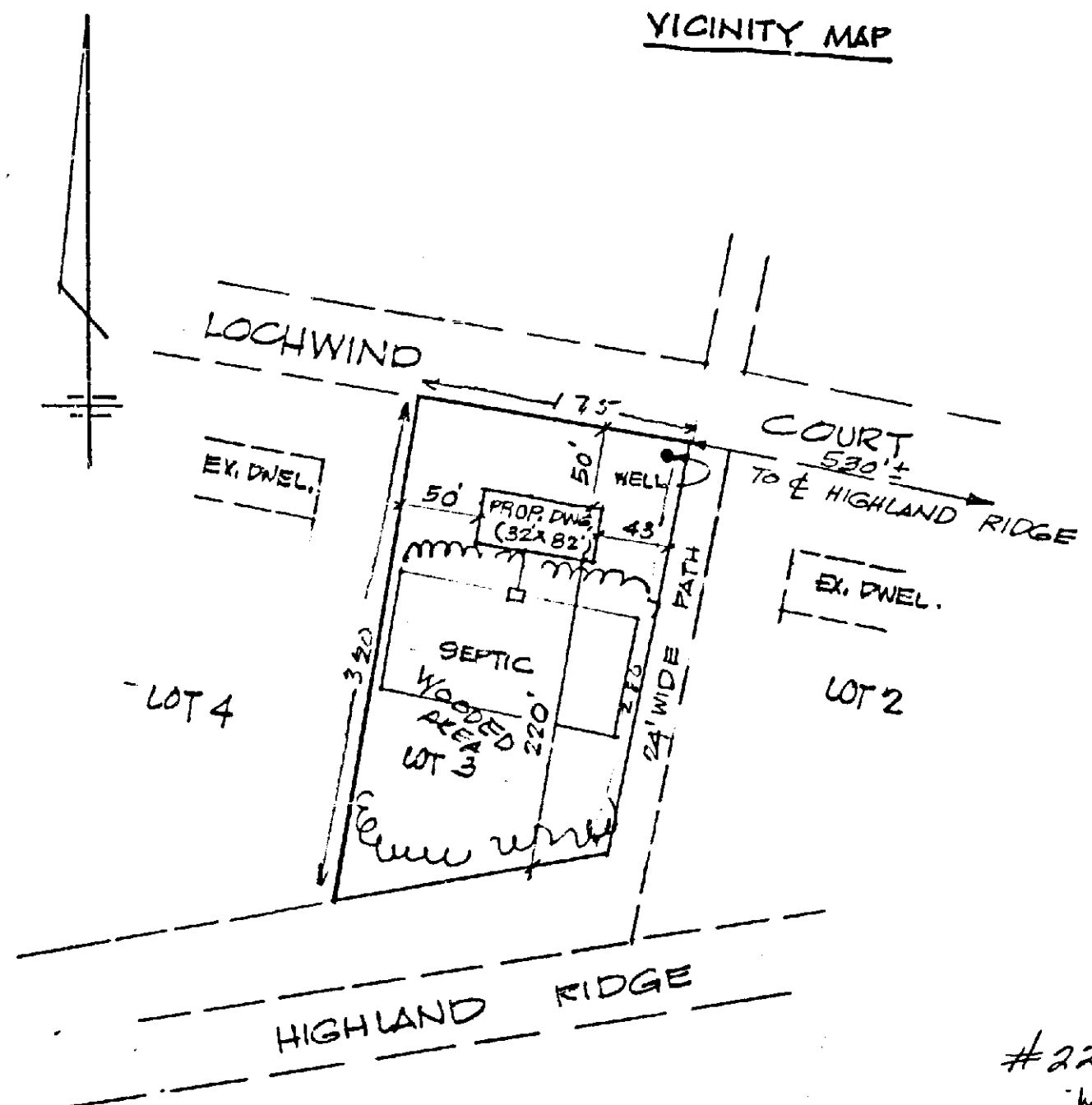
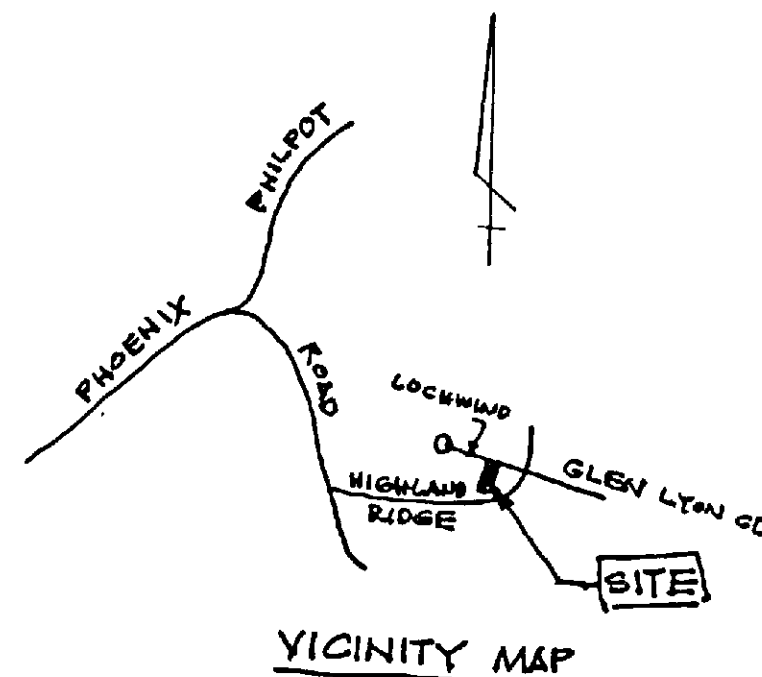
APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 407, Section 406, and Table 402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____, _____, of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Rivarine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments: Lot dimensions are not shown.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BY: C. E. Burnham, Chief
Building Plans Review

4/22/85



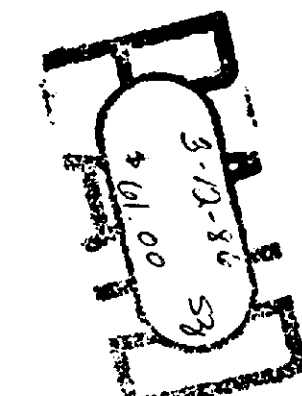
PLAN FOR ZONING VARIANCE
OWNER: CHARLES & VIRGINIA SERIO
#5 LOCHWYND COURT.
HIGHLANDS OF HUNT VALLEY
ZONING (R.D.P.) R.C.4
LOT 3, EHK JK 39/77
SCALE: 1"=100'

#228
Decorative brick work
may encroach on the 43'
side yard setback to an
extent not to exceed 8".
Jan MH Jung
6/5/86

MAP 11-224
E.C. 10
DATE 1-15-87
200
1000
DP 11

Charles R. Serio, Jr., et ux
S/S Lochwynd Court, 530' W of the
c/l of Highland Ridge Drive
(5 Lochwynd Court)
10th Election District
Cockeysville, MD 21030

86-355-A
228



86-355-A
228



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 13, 1986

Mr. and Mrs. Charles R. Serio, Jr.
11 Sugar Tree Place
Cockeysville, MD 21030

RE: PETITION FOR VARIANCE
S/S of Lochwynd Court, 530'
W of the centerline of High-
land Ridge Drive
(5 Lochwynd Court) -
10th Election District
Charles R. Serio, Jr., et ux,
Petitioners
Case No. 86-355-A

Dear Mr. and Mrs. Serio:

I have this date passed my Order in the above captioned matter in accord-
ance with the attached.

Very truly yours,

Jan M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:tg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE
S/S of Lochwynd Court, 530'
W of the centerline of High-
land Ridge Drive
(5 Lochwynd Court) -
10th Election District
Charles R. Serio, Jr., et ux,
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-355-A

The Petitioners herein request a side yard setback of 43 feet in lieu of
the required 50 feet.

Testimony by the Petitioner indicated that the Highlands of Hunt Valley
community restrictions require both 1200 square feet of living space on the
first floor and a two-car garage to be entered from the side. To the rear of
the dwelling there are large trees as well as a severe slope thereby eliminating
the possibility of increasing the depth of the house. There were no protes-
tants.

After due consideration of the testimony and evidence presented, and it ap-
pearing that strict compliance with the Baltimore County Zoning Regulations
(BCZR) would result in practical difficulty and unreasonable hardship upon the
Petitioners, and the granting of the variance requested would not adversely af-
fect the health, safety, and general welfare of the community, and, therefore,
the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore
County, this 13th day of March, 1986, that the herein Petition for Vari-
ance to permit a side yard setback of 43 feet in lieu of the required 50 feet,
in accordance with the plan submitted and filed herein, is hereby GRANTED from
and after the date of this Order.

ORDER RECEIVED FOR FILING
DATE March 19 1986
BY [Signature]

JMH:tg

Jan M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is
described in the description and plat attached hereto and made a part hereof, hereby petition for a
Variance from Section 103.3 (1A00.3B.3) to permit a side yard setback of
43 feet in lieu of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the
following reasons: (Indicate hardship or practical difficulty) Due to heavy tree line of large
trees on the top southern line of property, it is necessary to build to an additional
width in order to achieve the 2600 sq. ft. home of the community restrictions. The
large trees are too close to the front line (north) to build to extra depth and
more narrow width for the required 2600 sq. ft. Also the tree line serves to block
the view of the golf course parking lot & lends a very pleasant setting for the
other home & general area appearance.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this
petition, and further agree to and are to be bound by the zoning regulations and restrictions of
Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm,
under the penalties of perjury, that I/we
are the legal owner(s) of the property
which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s): Charles R. Serio, Jr.

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of
February, 1986, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 12th day of March, 1986, at 9:30 o'clock
A.M.

Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE

10th Election District

DESCRIPTION

Beginning on the south side of Lochwynd Court, 50' wide, at the distance
of 530' west of the centerline of Highland Ridge Drive being Lot #3 in
the subdivision of the Highlands of Hunt Valley. E.H.K., Jr. 39 - Folio 77.
Also known as #5 Lochwynd Court in the 10th Election District.

LOCATION:

South Side of Lochwynd Court, 530 feet West of the
Centerline of Highland Ridge Drive (5 Lochwynd Court)

DATE AND TIME:

Wednesday, March 12, 1986, at 9:30 a.m.

PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a side yard setback of 43 feet
in lieu of the required 50 feet

Being the property of Charles R. Serio, Jr., et ux, as shown on plat
plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued
within the thirty (30) day appeal period. The Zoning Commissioner will, however,
entertain any request for a stay of the issuance of said permit during this period
for good cause shown. Such request must be received in writing by the date of the
hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE
S/S Lochwynd Ct., 530'
W of c/l of Highland
Ridge Dr. (5 Lochwynd
Ct.), 10th District
CHARLES R. SERIO, JR.,
et ux, Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-355-A

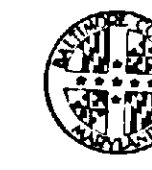
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the
above-captioned matter. Notices should be sent of any hearing dates or
other proceedings in this matter and of the passage of any preliminary
or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of February, 1986, a copy
of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Charles R.
Serio, 11 Sugar Tree Place, Cockeysville, MD 21030, Petitioners.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 5, 1986

Mr. Charles R. Serio, Jr.
Mrs. Virginia M. Serio
11 Sugar Tree Place
Cockeysville, Maryland 21030

RE: PETITION FOR ZONING VARIANCE
S/S Lochwynd Ct., 530' W of the c/l Highland
Ridge Dr. (5 Lochwynd Ct.)
10th Election District
Charles R. Serio, Jr., et ux - Petitioners
Case No. 86-355-A

Dear Mr. and Mrs. Serio:

This is to advise you that \$61.00 is due for advertising
and posting of the above property. This fee must be paid before an
Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON
THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by
this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit
to the Office of Finance - Revenue Division, County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 018534

DATE 3/12/86 ACCOUNT 86-355-A-003

Sign and Post Returned 3/12/86

AMOUNT \$ 61.00

RECEIVED FROM Charles R. Serio

FOR Advertising & Posting re Case #86-355-A

B 8634*****010000 6126

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 19, 1986.
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 19, 1986.

TOWSON TIMES,

18 Kentish
Publisher

31.00

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 20, 1986.
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 20, 1986.

THE JEFFERSONIAN,

18 Kentish
Publisher

Cost of Advertising

~~22.00~~
24.75

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 10th
Posted for: *Verisec*
Petitioner: *Charles R. Serio, Jr., et ux*
Location of property: *S/S Lochwynd Ct., 530' W of Highland Ridge Dr., Cockeysville, Md.*
Location of Sign: *Verisec, Lochwynd Ct., 530' W of Highland Ridge Dr., Cockeysville, Md.*
Remarks:
Posted by: *[Signature]*
Number of Signs: 1
Date of Posting: 2/19/86
Date of return: 2/20/86

Case No. 86-355-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 4th day of February, 1986.

[Signature]
Arnold Jablon
Zoning Commissioner

Petitioner: Charles R. Serio, Jr., et ux
Attorney: *[Signature]*
Received by: *[Signature]*
Chairman, Zoning Plans Advisory Committee

Mr. Charles R. Serio, Jr.
Mrs. Virginia M. Serio
11 Sugar Tree Place
Cockeysville, Maryland 21030

February 7, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
S/S Lochwynd Court, 530' W of the c/l
Highland Ridge Drive
(5 Lochwynd Court)
4th Election District
Case No. 86-355-A
TIME: 9:30 a.m.
DATE: Wednesday, March 12, 1986
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 016143
DATE: 12/15/85 ACCOUNT: R-01-115-1000
AMOUNT: \$ 35.00
RECEIVED FROM: *[Signature]*
FOR: *[Signature]*
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: February 14, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-349-SpA, 86-350-A, 86-351-XA, 86-354-XSpH, 86-355-A, 86-356-A, 86-357-A, and 86-358-A

There are no comprehensive planning factors requiring comment on these petitions.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 14, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. and Mrs. Charles R. Serio, Jr.
11 Sugar Tree Place
Cockeysville, Maryland 21030

RE: Item No. 228 - Case No. 86-355-A
Petitioners - Charles R. Serio, Jr., et ux
Variance Petition

Dear Mr. and Mrs. Serio:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 16, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -2AC- Meeting of December 17, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 192, 222, 223, 227 (228) and 229.

[Signature]
Michael S. Flanagan
Traffic Engineer Associate II

MSF/bld

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

December 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Charles R. Serio, et ux

Location: S/S Lochwynd Court, 530' W of centerline of Highland Drive

Item No.: 228 Zoning Agenda: Meeting of December 17, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle head end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

6. Site plans are approved, as drawn.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

FEBRUARY 13, 1986

Re: Zoning Advisory Meeting of December 17, 1985
Item # 228
Property Owner: CHARLES R. SERIO, et ux
Location: S/S LOCHWYND COURT, 530' W OF CL OF HIGHLAND DRIVE

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended development Plan was approved by the Planning Board on
- ☒ Recommendations must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued.
- ☒ The deficient service
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments:

cc: James Howell

Eugene A. Bobb
Chair, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

January 16, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 228 Zoning Advisory Committee Meeting are as follows:

Property Owner: Charles R. Serio, et ux
Location: S/S Lochwynd Court, 530' W of c/l of Highland Drive
District: 10th.

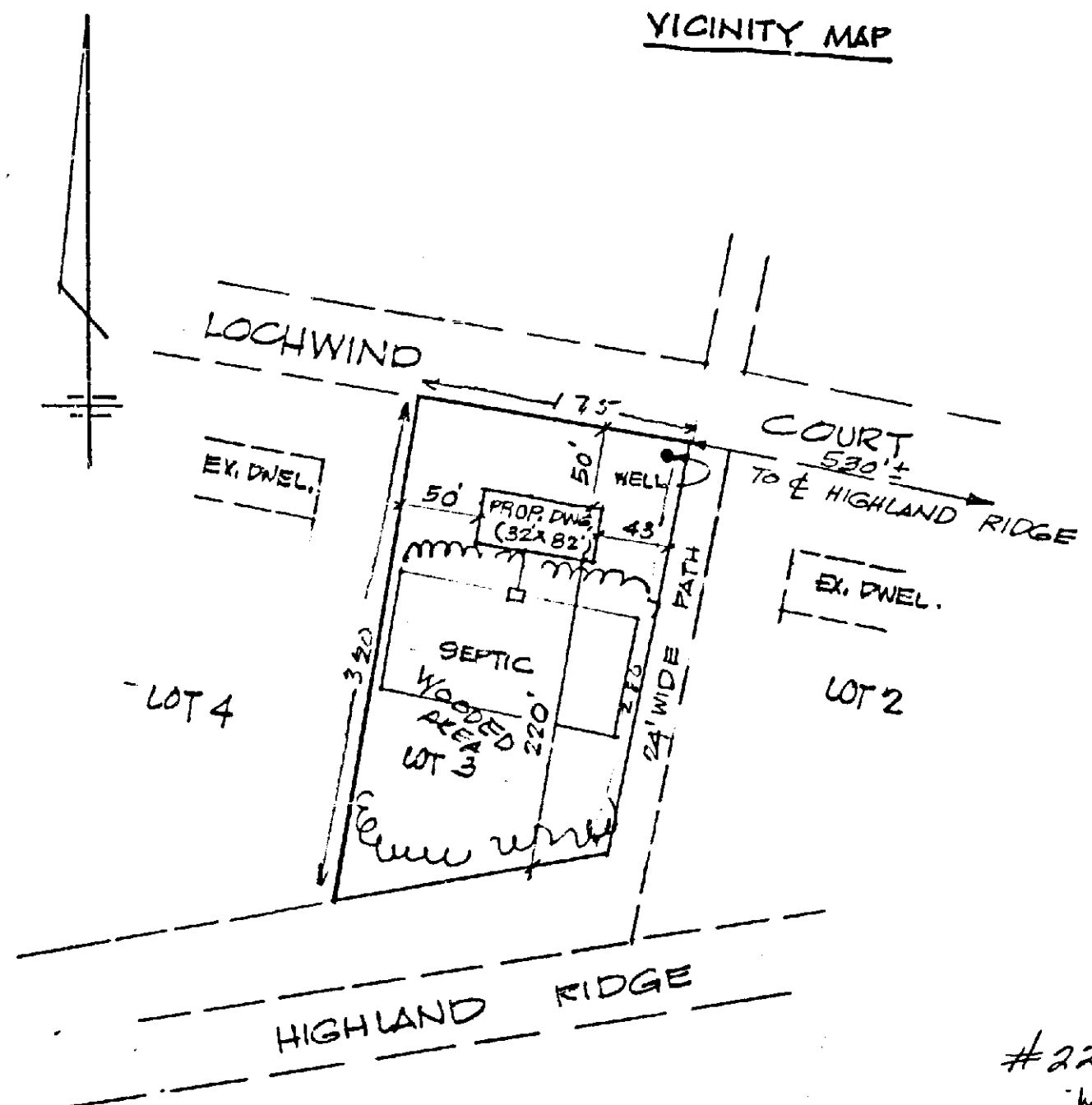
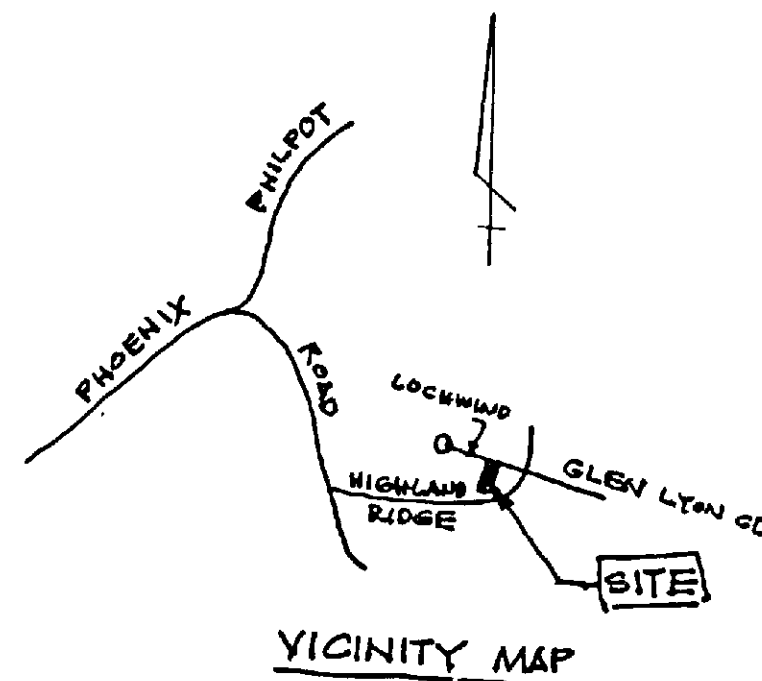
APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 407, Section 406, and Table 402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Rivarine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments: Lot dimensions are not shown.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham, Chief
BY: C. E. Burnham, Chief
Building Plans Review

4/22/85



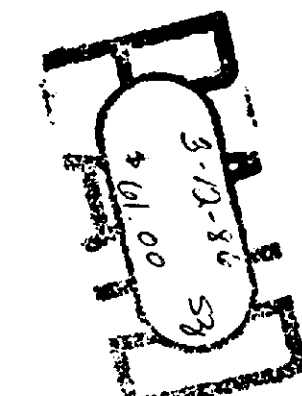
PLAN FOR ZONING VARIANCE
OWNER: CHARLES & VIRGINIA SERIO
#5 LOCHWYND COURT.
HIGHLANDS OF HUNT VALLEY
ZONING (R.D.P.) R.C.4
LOT 3, EHK JK 39/77
SCALE: 1"=100'

#228
Decorative brick work
may encroach on the 43'
side yard setback to an
extent not to exceed 8".
Jan MH Jung
6/5/86

MAP 11-224
E.C. 10
DATE 1-15-87
200
1000
DP 11

Charles R. Serio, Jr., et ux
S/S Lochwynd Court, 530' W of the
c/l of Highland Ridge Drive
(5 Lochwynd Court)
10th Election District
Cockeysville, MD 21030

86-355-A
228



86-355-A
228



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 13, 1986

Mr. and Mrs. Charles R. Serio, Jr.
11 Sugar Tree Place
Cockeysville, MD 21030

RE: PETITION FOR VARIANCE
S/S of Lochwynd Court, 530'
W of the centerline of High-
land Ridge Drive
(5 Lochwynd Court) -
10th Election District
Charles R. Serio, Jr., et ux,
Petitioners
Case No. 86-355-A

Dear Mr. and Mrs. Serio:

I have this date passed my Order in the above captioned matter in accord-
ance with the attached.

Very truly yours,

JEAN M. H. JUNG
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE
S/S of Lochwynd Court, 530'
W of the centerline of High-
land Ridge Drive
(5 Lochwynd Court) -
10th Election District
Charles R. Serio, Jr., et ux,
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-355-A

The Petitioners herein request a side yard setback of 43 feet in lieu of
the required 50 feet.

Testimony by the Petitioner indicated that the Highlands of Hunt Valley
community restrictions require both 1200 square feet of living space on the
first floor and a two-car garage to be entered from the side. To the rear of
the dwelling there are large trees as well as a severe slope thereby eliminating
the possibility of increasing the depth of the house. There were no protes-
tants.

After due consideration of the testimony and evidence presented, and it ap-
pearing that strict compliance with the Baltimore County Zoning Regulations
(BCZR) would result in practical difficulty and unreasonable hardship upon the
Petitioners, and the granting of the variance requested would not adversely af-
fect the health, safety, and general welfare of the community, and, therefore,
the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore
County, this 13th day of March, 1986, that the herein Petition for Vari-
ance to permit a side yard setback of 43 feet in lieu of the required 50 feet,
in accordance with the plan submitted and filed herein, is hereby GRANTED from
and after the date of this Order.

ORDER RECEIVED FOR FILING
DATE March 19 1986
BY JMH:jbg

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is
described in the description and plat attached hereto and made a part hereof, hereby petition for a
Variance from Section 103.3 (IM00.3B.3) to permit a side yard setback of
43 feet in lieu of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the
following reasons: (Indicate hardship or practical difficulty) Due to heavy tree line of large
trees on the top southern line of property, it is necessary to build to an additional
width in order to achieve the 2600 sq. ft. home of the community restrictions. The
large trees are too close to the front line (north) to build to extra depth and
more narrow width for the required 2600 sq. ft. Also the tree line serves to block
the view of the golf course parking lot & lends a very pleasant setting for the
other home & general area appearance.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this
petition, and further agree to and are to be bound by the zoning regulations and restrictions of
Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm,
under the penalties of perjury, that I/we
are the legal owner(s) of the property
which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s): Charles R. Serio, Jr.

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Name

Address

City and State

Attorney's Telephone No.:

Name

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Attorney's Telephone No.:

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Attorney's Telephone No.:

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 19, 1986.
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TOWSON TIMES,

18 Kentish
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31.00

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THE JEFFERSONIAN,

18 Kentish
Publisher

Cost of Advertising

~~22.00~~
24.75

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 10th
Posted for: *Verisec*
Petitioner: *Charles R. Serio, Jr., et ux*
Location of property: *S/S Lochwynd Ct., 530' W of Highland Ridge Dr., Cockeysville, Md.*
Location of Sign: *Verisec, Lochwynd Ct., 530' W of Highland Ridge Dr., Cockeysville, Md.*
Remarks:
Posted by: *[Signature]*
Number of Signs: 1
Date of Posting: 2/19/86
Date of return: 2/20/86

Case No. 86-355-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 4th day of February, 1986.

[Signature]
Arnold Jablon
Zoning Commissioner

Petitioner: Charles R. Serio, Jr., et ux
Attorney: *[Signature]*
Received by: *[Signature]*
Chairman, Zoning Plans Advisory Committee

Mr. Charles R. Serio, Jr.
Mrs. Virginia M. Serio
11 Sugar Tree Place
Cockeysville, Maryland 21030

February 7, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
S/S Lochwynd Court, 530' W of the c/l
Highland Ridge Drive
(5 Lochwynd Court)
4th Election District
Case No. 86-355-A
TIME: 9:30 a.m.
DATE: Wednesday, March 12, 1986
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 016143
DATE: 12/15/85 ACCOUNT: R-01-115-1000
AMOUNT: \$ 35.00
RECEIVED FROM: *[Signature]*
FOR: *[Signature]*
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: February 14, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-349-SpA, 86-350-A, 86-351-XA, 86-354-XSpH, 86-355-A, 86-356-A, 86-357-A, and 86-358-A

There are no comprehensive planning factors requiring comment on these petitions.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 14, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. and Mrs. Charles R. Serio, Jr.
11 Sugar Tree Place
Cockeysville, Maryland 21030

RE: Item No. 228 - Case No. 86-355-A
Petitioners - Charles R. Serio, Jr., et ux
Variance Petition

Dear Mr. and Mrs. Serio:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

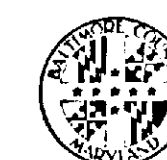
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 16, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

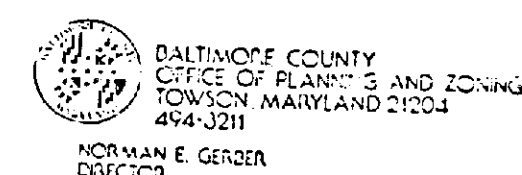
Item No. -2AC- Meeting of December 17, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 192, 222, 223, 227 (228) and 229.

[Signature]
Michael S. Flanagan
Traffic Engineer Associate II

MSF/bld



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

FEBRUARY 13, 1986

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-5 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended development Plan was approved by the Planning Board on 11/15/85.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council.

cc: James Howell

Eunice A. Bobb
Chief, Current Planning and Development



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

December 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Charles R. Serio, et ux

Location: S/S Lochwynd Court, 530' W of centerline of Highland Drive

Item No.: 228 Zoning Agenda: Meeting of December 17, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle head end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

January 16, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 228 Zoning Advisory Committee Meeting are as follows:

Property Owner: Charles R. Serio, et ux
Location: S/S Lochwynd Court, 530' W of c/l of Highland Drive
District: 10th.

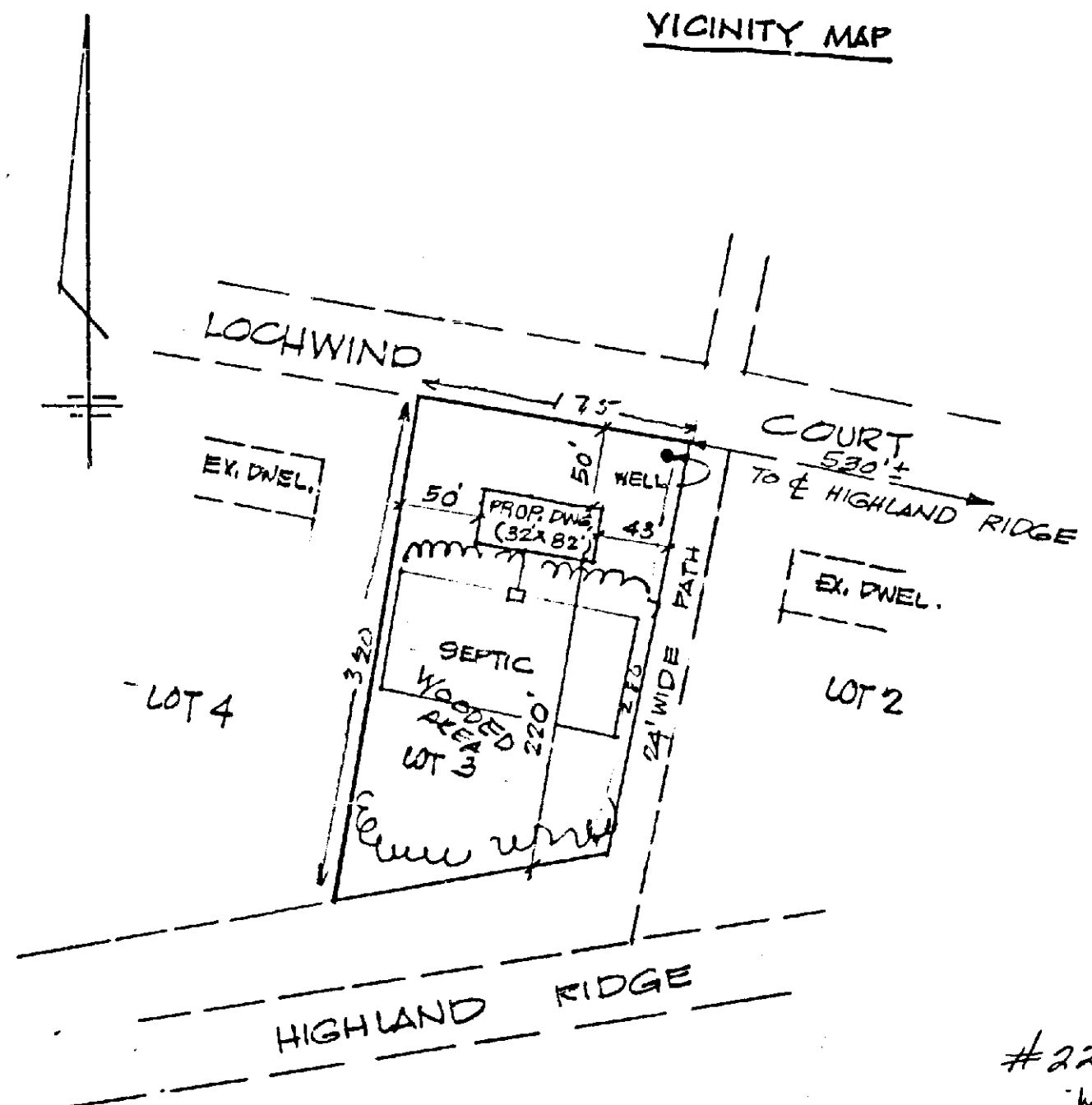
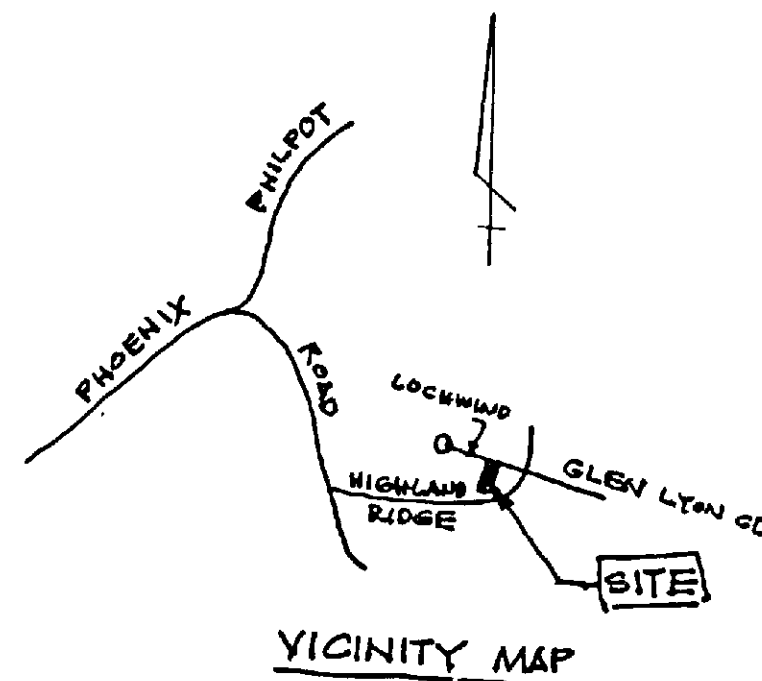
APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 407, Section 406, and Table 402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Rivarine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments: Lot dimensions are not shown.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham, Chief
BY: C. E. Burnham, Chief
Building Plans Review

4/22/85



PLAN FOR ZONING VARIANCE
OWNER: CHARLES & VIRGINIA SERIO
#5 LOCHWYND COURT.
HIGHLANDS OF HUNT VALLEY
ZONING (R.D.P.) R.C.4
LOT 3, EHK JK 39/77
SCALE: 1"=100'

#228
Decorative brick work
may encroach on the 43'
side yard setback to an
extent not to exceed 8".
Jan MH Jung
6/5/86